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WARRANTY DEED

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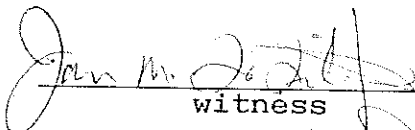
RICHARD MACKENZIE and JOAN MACKENZIE of Portland, County of Cumberland and State of Maine for consideration paid, grant to ALTON TIMOTHY DIAL and NANCY K. DIAL of Clinton, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The unit known and designated as Unit 105 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plan by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985 and is recorded in the Kennebec County Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. The aforesaid plan is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in the Kennebec County Registry of Deeds in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016, and #E-85017.

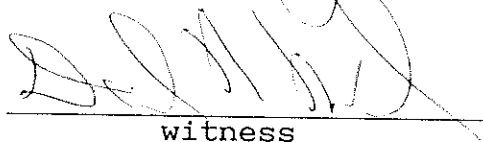
Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Richard Mackenzie and Joan Mackenzie by warranty deed of FSD ASSOCIATES, INC., dated June 7, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2811, Page 33.

WITNESS our hands and seals this 29 day of February, 1988.


witness

X 
RICHARD MACKENZIE

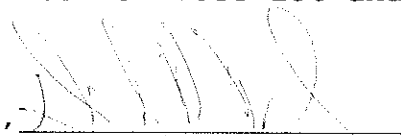

witness


JOAN MACKENZIE

THE STATE OF MAINE
KENNEBEC _____, ss.

-----February 29-----, 1988

Then personally appeared the above named Joan MacKenzie and
acknowledged the foregoing instrument to be her free act and
deed.

Before me, 

NOTARY PUBLIC


David R. Whittier, Esq.

MY COMMISSION EXPIRES AUGUST 31, 1993
DAVID R. WHITTIER



RECEIVED KENNEBEC SS.

1988 MAR -4 AM 9:00

ATTEST: 
REGISTER OF DEEDS